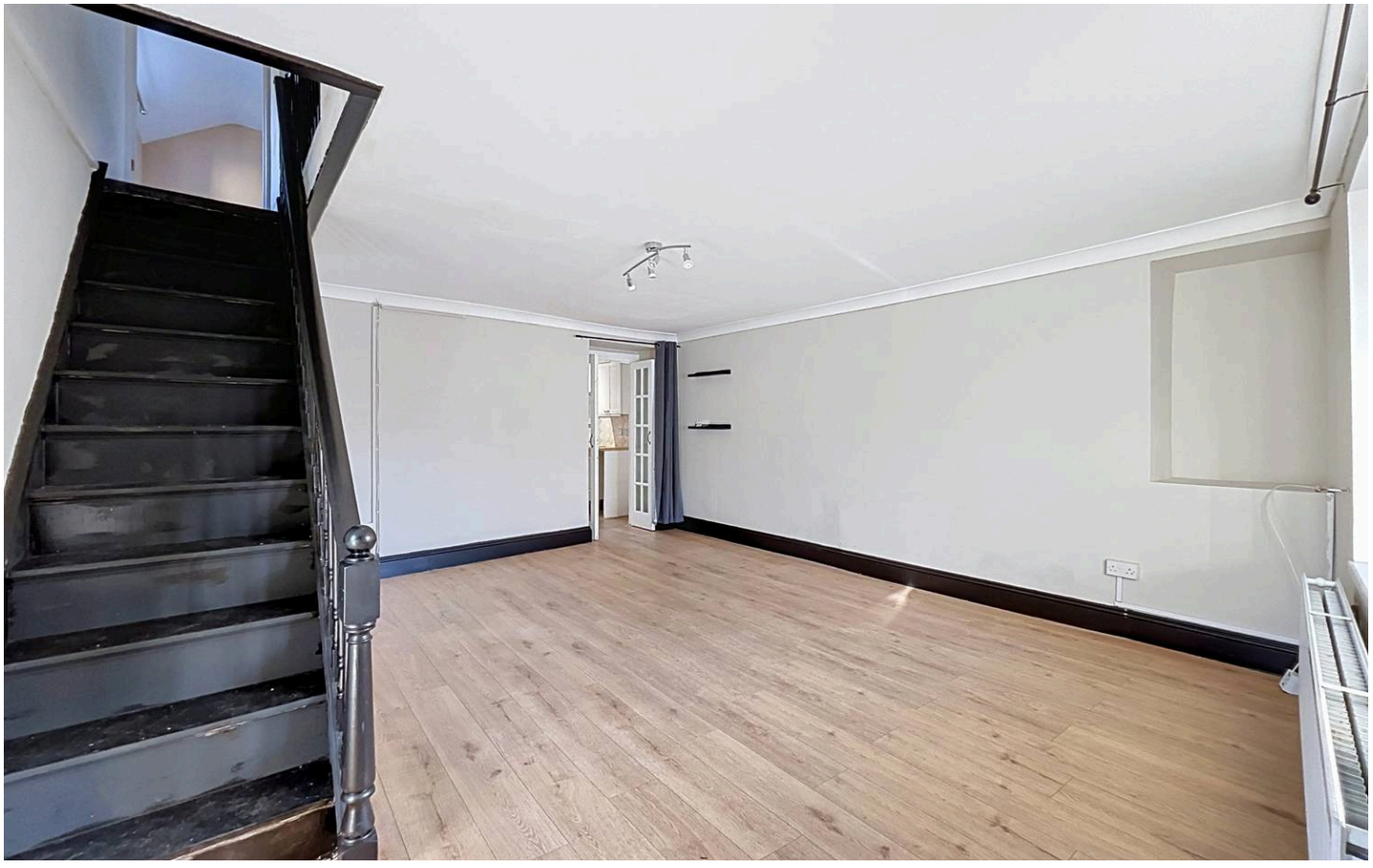
Payton Jewell Caines



2 Neath Road, Resolven - SA11 4AA

Neath

£120,000







2 Neath Road

Resolven, Neath

Please note some images have been enhanced with AI for illustrative uses only.

Welcome to this charming three bedroom terraced house, perfectly positioned in the heart of the village and offering a blend of traditional character and modern convenience. Step inside to find a welcoming living space that's ideal for relaxing or entertaining, with plenty of natural light and a layout that feels both practical and inviting. The kitchen is a great spot for cooking up your favourite meals, and the property benefits from a modern gas fired combination boiler, making it efficient and cosy all year round. Each of the three bedrooms offers comfortable accommodation, with enough space for a growing family, guests, or even a home office if you work remotely. The bathroom is neatly presented and ready for you to add your own touch. Parking is a breeze thanks to off road parking to the rear (a real bonus in this central location), and being freehold, you'll have peace of mind for the future. This home is a fantastic opportunity for first time buyers looking to get onto the property ladder, or for anyone seeking a well-located base in a friendly village setting. Don't miss your chance to view this lovely house and see how it could be your next home.







- Virtual Tour Now Available
- Off road parking to the rear
- Central village location
- No chain
- Council Tax B / EPC D
- Ideal First Time Buy or Investment Purchase
- Viewing Highly Recommended

Entrance
Accessed via part frosted glazed PVCu front door.

Lounge
17' 5" x 15' 9" (5.30m x 4.80m)
Overlooking the front of the property via PVCu double glazed window and PVCu double glazed window to the side. Emulsion and coved ceiling. Emulsion walls. Two radiators. Wood effect laminate floor. Wall mounted fuse box. Internal glazed doors.

Kitchen
12' 2" x 11' 2" (3.70m x 3.40m)
Overlooking the rear garden via PVCu double glazed French doors. Emulsion and cove ceiling, inset spotlights, emulsion walls, tiled floor, range of wall and base units with roll top worktop, and tiled splashbacks and inset 1 and a half bowl sink. Integrated electric oven with electric hob and overhead extractor. Plumbing in place for washing machine. Space for fridge/freezer. Space for under counter appliance. Storage cupboard housing the wall mounted gas fired combination boiler.

Bathroom
PVCu double glazed window to the side. Emulsion ceiling and part emulsion, part PVCu clad walls, vinyl floor, three piece suite in white comprising of W.C, hand wash basin, and bath with hand held shower. Wall mounted heated towel rail.

Landing
Stairs with wooden balustrade and loft storage.

Bedroom one
15' 7" x 8' 10" (4.75m x 2.70m)
PVCu double glazed window to the front, emulsion ceiling and walls, and fitted carpet.

Bedroom two
12' 6" x 10' 6" (3.80m x 3.20m)
PVCu double glazed window to the side, emulsion ceiling and walls, and fitted carpet.

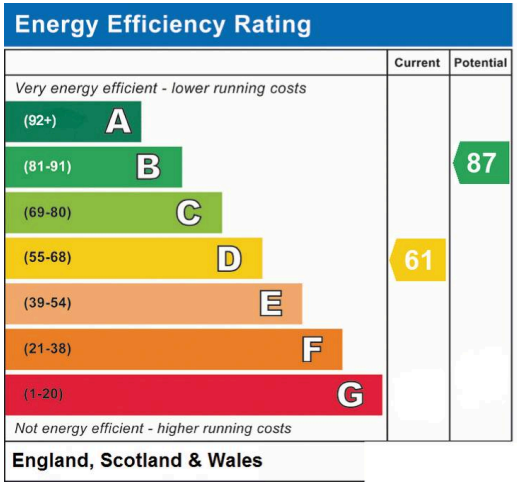
Bedroom three
10' 6" x 8' 0" (3.20m x 2.45m)
PVCu double glazed window to the rear, emulsion ceiling and walls, and fitted carpet.

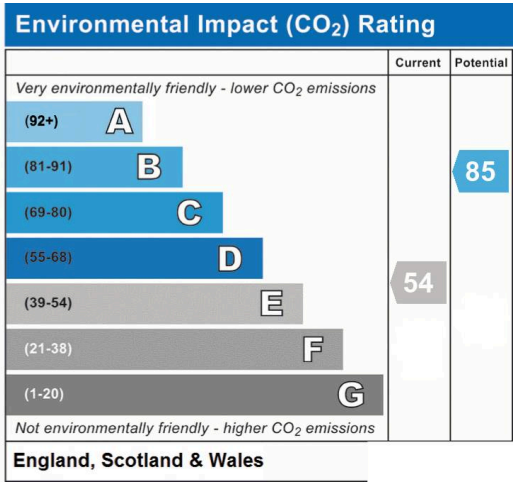
Outside
Enclosed rear garden laid to patio with steps up to lawned area. Further parking and off road parking with gated rear access via the rear lane. Side gated access back to the front of the property.



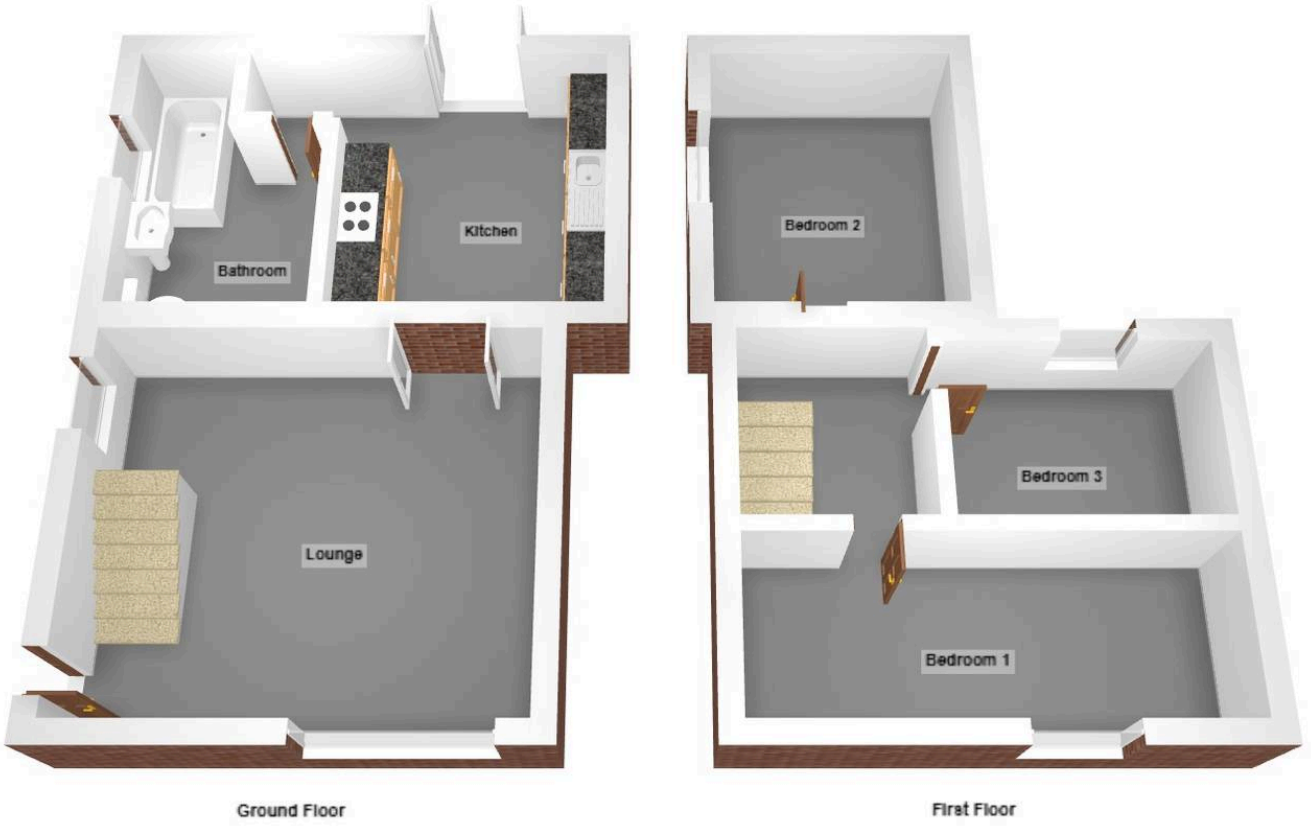





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
87
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
54
85
England, Scotland & Wales

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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.